



Arlington Transportation Advisory Committee

Date: March 11, 2021.

To: Arlington Zoning Board of Appeal.

From: TAC Executive Committee.

Subject: Review of 1165R Mass Ave Apartments Traffic Impact Report.

Memorandum

At the request of the Department of Planning and Community Development, the TAC Executive Committee has reviewed the Traffic Impact Report (TIR) for the proposed 1165R Mass Ave Apartments development, dated July 6, 2020, the February 16, 2021 Beta review of that TIR, and other documents. The comments presented below have not been reviewed or approved by the full TAC membership.

- 1) The TAC Executive Committee concurs with the findings, comments, and recommendations of the Beta review except as noted below:
 - a) Under Existing Conditions on pages 8 and 9 of the TIR, please note that streets with no posted speed limit are regulated by the Town's default speed limit of 25 mph.
 - b) Under Public Transportation on pages 11 and 12 of the TIR, please note the following service cuts to buses scheduled to begin on March 14 and discuss any impact on mode share. Route 67 will provide weekday service only between 6:00 AM and 9:30 AM and 3:00 PM and 7:30 PM; Route 77 will experience weekday, Saturday, and Sunday frequency decreases throughout the day; and Route 79 will be suspended for an indefinite period.
 - c) The signal warrant analysis for Mass Ave and Forest St/Burton Ave should also note that the crash rate at that intersection is only slightly below the MassDOT regional and state averages for an unsignalized intersection.
 - d) In addition to the measures referenced by Beta, the proponent should consider providing the following as part of the TDM program:
 - i) Subsidized MBTA passes.
 - ii) Unbundling the lease and parking cost to provide a reduced incentive to automobile ownership and driving.
 - iii) Providing some open/green space and trees to promote walking, socializing, relaxing, etc. Currently, the site is primarily industrial with a great deal of pavement and other hard surfaces.
- 2) In addition to the requests and comments above, the Executive Committee believes the answers to the following Beta comments are critically important:
 - a) T13. In addition to the Mass Ave volume seeming low, the peak period peak directions of travel do not seem intuitive and appear to be inconsistent with the peak directions of travel on Forest St.

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- b) T20. Again, note planned reduction in bus service and discuss its potential effect on mode share.
- c) T21-T24. The crash analysis should be updated as discussed by Beta. Consideration should be given to reviewing Arlington Police Department crash data for the same period.
- d) T15-T18. The parking analysis should reflect the comments on mode share in comments 1) b) above and in T20 and T30.
- e) T25. The text above indicates pedestrian activity peaked at 7 AM. This seems early given the later arrival of Ottoson students. Any suggestions for improvements to the intersection of Mass Ave, Appleton St, and Appleton Pl should be shared with the Town Department of Public Works and the Design Review Committee analyzing the intersection.
- f) T29. Existing trip generation for the office space was based on 17,000 square feet. There is no explanation of what this square footage represents (the size of the existing buildings is not provided in the TIR). In addition to providing backup calculations for projecting trip generation, the calculation for existing trip generation from the office space should be based on the occupancy of that space when the traffic counts were conducted (February 2020). This comment also applies to the existing conditions parking analysis and future parking demand.
- g) T30. Modify mode shares as recommended by Beta and discuss the effect on the traffic and parking analyses.

TAC Executive Committee:

Howard Muise, Chair.

Jeff Maxtutis, Vice Chair.

Shoji Takahashi, Secretary.

Dan Amstutz, Senior Transportation Planner, DPCD.